

6.23 - RTP - RESEARCH/TECHNOLOGY PARK DISTRICT

6.23.1 INTENT:

The purpose of the RTP Research/Technology Park District is to provide a planned employment district within a park-like atmosphere. The RTP District is oriented toward education, research and development, offices, medical uses, and high technology activities and uses. Development within the district is characterized by a landscaped environment with emphasis on architectural, aesthetic, and environmental considerations.

6.23.2 PERMITTED USES:

Within the RTP Research/Technology Park district the following uses are permitted, provided no outside storage shall be allowed:

- 6.23.2.1 Laboratories for research, development, testing, and related production activities;
- 6.23.2.2 Medical research and manufacturing facilities including but not limited to pharmaceuticals, biomedical technologies medical instruments and supplies, surgical appliances and supplies, dental equipment and supplies, x-ray apparatus, and electromedical equipment;
- 6.23.2.3 Educational, scientific, and research activities;
- 6.23.2.4 Federal, state, county, city, or public utility buildings, and uses;
- 6.23.2.5 Clinics;
- 6.23.2.6 Laboratories – medical, dental, optical, pharmaceutical, and related;
- 6.23.2.7 Hospitals for the treatment of human ailments, including psychiatric hospitals;
- 6.23.2.8 Computer programming and other software and telecommunications services and uses;
- 6.23.2.9 Office Buildings: medical, government, and professional;
- 6.23.2.10 Branch banks; personal services; business services; and professional services; restaurants, excluding drive-thru facilities; and day-care centers not to exceed 25 percent of the gross floor area within a permitted multi-story building on a single or collective basis. Outdoor uses associated with a day-care facility shall be located in the rear yard and shall be screened from view from any adjoining public right-of-way;

6.23.2.11 Medical, surgical, and dental production and supply businesses, both wholesale and retail;

6.23.2.12 Alternative tower structures; and

6.23.2.13 Business incubator facilities;

6.23.3 **USES PERMITTED BY APPROVAL AS SPECIAL EXCEPTION:**

The following uses are permitted when approved by the Board of Zoning Appeals as special exceptions as provided by Section 15.4:

6.23.3.1 Tower structures; and

6.23.3.2 Substance Abuse Treatment Facility provided:

- A. The facility shall be fully licensed/certified by the appropriate regulating state agency, if required;
- B. A certificate of need, if required, shall be obtained from the appropriate state agency prior to review by the Board of Zoning Appeals;
- C. The Facility shall not be located adjacent to or within 200 feet of a residential district including R-1, R-2, R-2A, R-2B, R-2C, R-3, R-4, R-5, R-6, RP-2, RP-3, RP-4, RP-5, RM-3, RM-4, RM-6, RO-1, and RO-2 districts;
- D. The facility shall not operate before 7:00 a.m. or after 8:00 p.m.;
- E. The facility shall be located on a collector street, arterial street, or State of Franklin Road;
- F. The petitioner shall provide the Board of zoning Appeals with information regarding the number of staff to be employed; and
- G. The facility, if located within a single tenant structure, shall meet the off-street parking requirements as specified in Article XI, Section 11.3.

6.23.4 AREA REGULATIONS:

All buildings and uses, unless otherwise specified in the Code shall comply with the following setback, coverage, and area requirements:

6.23.4.1 Minimum Lot Area: Not restricted

6.23.4.2 Minimum Lot Width: Not restricted

6.23.5 MINIMUM YARD REQUIREMENTS:

6.23.5.1 Front Yard: Twenty-five (25) feet.

6.23.5.2 Side Yard: Twenty-five (25) feet.

6.23.5.3 Street Side Yard: Fifty (50) feet.

6.23.5.4 Rear Yard: Fifty (50) feet.

6.23.5.5 No loading or unloading areas shall be permitted in any front or side yards.

6.23.6 MAXIMUM BUILDING HEIGHT:

There shall be no maximum height, provided all minimum yards are increased five (5) feet for each story over thirty-five (35) feet.

6.23.7 MAXIMUM LOT COVERAGE:

Not more than fifty (50) percent of the lot may be covered by structures.

6.23.8 APPLICATION AND APPROVAL PROCEDURE:

Site plan approval shall be subject to the provisions of Subsection 6.17.4.

6.23.9 DEVELOPMENT STANDARDS:

Development standards shall be subject to the provisions of Subsection 6.17.5.

6.23.10 PARKING:

- A. Parking in front of the building shall be as follows: No more than two rows of parking with a travel aisle between;
- B. No more than a total of 30% of the parking on the side(s) of the building; and
- C. All remaining parking shall be located in the rear of the building.

6.23.11 CONCEPT PLAN REQUIRED:

Each application for a rezoning request shall be accompanied by five sets of a concept plan as described in Article XIV, Subsection 14.3.1. The review and approval process for such concept plan shall be as described in Subsection 14.3.2.

zonecode/articles/RTP.doc